

## Description

### Approximate Room Sizes

**THE PROPERTY** This charming property welcomes you with a double-glazed entrance door leading into a spacious entrance hall featuring a radiator. The well-appointed kitchen boasts a range of matching wall and base units, complemented by a stainless steel sink with mixer tap and separate drainer. It includes an integral double oven, inset hob with extractor, as well as a fridge, freezer, dishwasher, and washing machine. A double-glazed window to the front ensures plenty of natural light.

The dining room is generously sized and features stairs rising to the first floor, with a radiator for added comfort. This space seamlessly flows into the cozy lounge, which benefits from two Velux windows, double-glazed French doors to the rear, and additional windows with sidelights. The lounge also offers plumbing for a radiator.

The landing, accessible via stairs from the dining room, includes access to the loft and a convenient storage cupboard.

Bedroom one is bright and airy, featuring a double-glazed window to the rear, built-in wardrobes, and an additional upstairs

wardrobe. A radiator adds to the comfort of this room. Bedroom two, with a double-glazed window to the front, is a well-sized room complete with a radiator.

The bathroom is well-equipped with a suite comprising a low-level WC, vanity wash hand basin, and a large built-in shower cubicle. A double-glazed window to the rear provides natural light, with an extractor fan for ventilation.

Outside, the landscaped rear garden is a delightful space featuring seating areas and mature flower beds. A shed is also included for additional storage.

### THE LOCATION

Long Melford, Suffolk, is a charming village nestled in the heart of Suffolk's countryside, seamlessly blending history with modern convenience. Renowned for its well-preserved Tudor and medieval buildings, such as the iconic Long Melford Hall, a National Trust property, the village offers a journey back in time with its timber-framed houses and beautiful churches. This village is a shopper's haven, featuring independent boutiques, antique shops, and art galleries. Whether you're on the hunt for unique collectibles or contemporary gifts, Long Melford's shopping

experiences are truly distinctive. Immerse yourself in the local culinary scene with charming cafes and restaurants serving a mix of traditional and contemporary dishes, often made with locally sourced ingredients. Surrounded by lush countryside and intersected by the meandering River Stour, Long Melford is an outdoor enthusiast's paradise, offering scenic walks, bike rides, and tranquil picnics. In addition to its rich history, Long Melford also boasts a welcoming community and hosts local events, fairs, and festivals that foster a sense of unity. Families will appreciate the excellent schools in the area, offering quality education in a rural setting. Despite its serene atmosphere, Long Melford provides easy access to major transport routes, allowing you to explore other parts of Suffolk and beyond. Nearby Sudbury offers additional amenities and services.

**AGENTS NOTE** Council & Council Tax Band – Band B - Babergh District Council

Tenure – Freehold

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Fired Central Heating

Broadband - Superfast broadband with downloads speeds of up to 51Mbps and upload speeds of up to 14Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely with EE, Three, O2 & Vodaphone. (Ofcom data)

KITCHEN 10' 6" x 6' 2" ( 3.20m x 1.88m )

DINING ROOM 14' 8" max x 11' 3" ( 4.47m max x 3.43m )

LOUNGE 12' 8" x 9' 4" ( 3.86m x 2.84m )

BEDROOM ONE 10' 7" x 8' 9" ( 3.23m x 2.67m )

BEDROOM TWO 8' 10" x 6' 11" ( 2.69m x 2.11m )

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

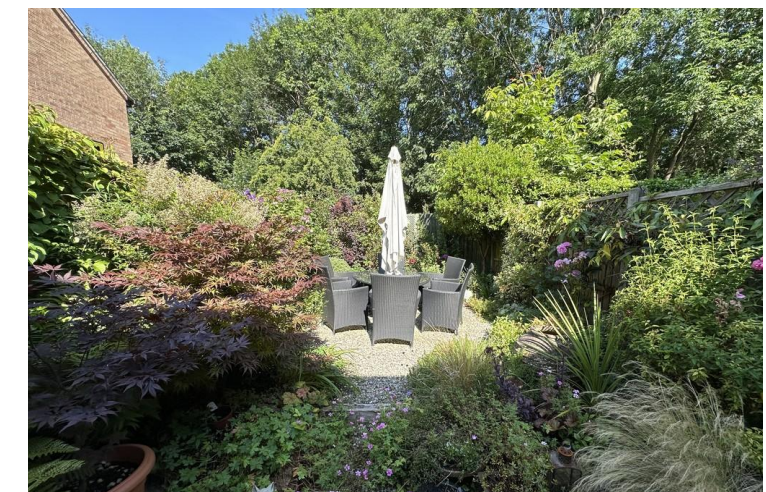
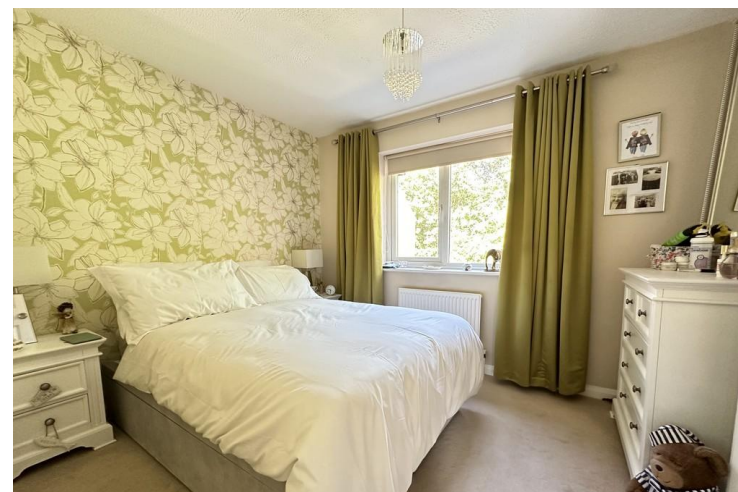
Tenure – Freehold

Post Code – CO10 9TR

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Contact Details**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Stephen Close | Long Melford | CO10 9TR

**£260,000**

An extended two bedroom home in the highly sought after village of Long Melford. Boasting a fitted kitchen, dining room, living room, shower room, private rear garden and an allocated parking space. Short walk to Long Melford's bustling village centre where you will find ample amenities.

- Two Bedrooms
- Extended Home
- Kitchen
- Dining Room & Living Room
- Shower Room
- Private Garden
- Allocated Off Road Parking